IN RE: PETITION FOR SPECIAL EXCEPTION \*

AND VARIANCE.

N/S Holabird Avenue, 80.38 ft.

E of Monumental Road 6804 Holabird Avenue 12th Election District 7th Councilmanic District William Pagan, Petitioner \* ZONING COMMISSIONER

BEFORE THE

OF BALTIMORE COUNTY

Case No. 97-51-XA

\* \* \* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Variance for the property located at 6804 Holabird Avenue in the Dundalk section of Baltimore County. The Petitions are filed by William Pagan, property owner. Special Exception relief is requested to permit a service garage in a B.L. zone. Variance relief is requested from Sections 303.2 and 409.4A of the Baltimore County Zoning Regulations (BCZR) to allow a front average setback of 30 ft. to a street centerline and a building to front property line setback of 5 ft., in lieu of the required setbacks of 45 ft. and 20 ft, respectively. Also requested is variance relief to allow a 2-way travelway width of 11 ft., in lieu of the required 20 ft. All of the requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Exception and Variance.

Appearing at the public hearing held for this case was the Petitioner, William Pagan. Also present was Gelacio P. DelaCruz, the engineer who prepared the site plan. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject site is approximately .025 acres, zoned B.L. The property is located on Holabird Avenue, not far from that road's intersection with Monumental Road near the Fairlawn subdivision in Dundalk. Presently, the site is improved

with an existing two story structure. Also located on the property is an attached two car garage, a wooden deck and an above ground pool.

It was indicated that part of the first floor of the structure and all of the second floor is utilized for residential purposes. However, Mr. Pagan and his wife also conduct a business from the site within part of the first floor of the dwelling. As shown in a photograph submitted at the hearing, the business known as Pagan Electronics, Inc., is operated from the site. The Petitioner indicated that he had been in business at this location since 1992. The nature of the business is to sell, and in limited cases, install electronic equipment in motor vehicles. This includes car radios, speaker, amplifiers, CB accessories and similar such items.

Special exception relief is requested because under the definition of service in Section 101 of the BCZR, the sale and installation of equipment in motor vehicles is included. Thus, although this is not the traditional service garage in the sense that the business does not perform repairs or engine work, special exception relief is nonetheless necessary.

Variance relief is required because of the proposed improvements to the property. As shown on the photograph, the front portion of the structure presently contains an open porch. The Petitioner anticipates closing this porch. Thus, although the building will be no closer to the street, the requisite relief is necessary. Moreover, variance relief for the proposed driveway, leading to the rear of the site, is requested.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the zoning relief requested. It is clear that the proposed use, in the context of what actually occurs on the property, will not detrimentally affect the health, safety or general welfare of the locale. The grant of the variance is also appropriate. In

my judgment, I find that the Petitioner has satisfied the requirements of Section 307 of the BCZR and the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore Counday of September that, pursuant to the Petition for Special Exception, approval for a service garage in a B.L. zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that variance relief from Sections 303.2 and 409.4A of the Baltimore County Zoning Regulations (BCZR) to allow a front average setback of 30 ft. to a street centerline and a building to front property line setback of 5 ft., in lieu of the required setbacks of 45 ft. and 20 ft, respectively, be and is hereby GRANTED: and,

IT IS FURTHER ORDERED that a variance to allow a 2 way travelway width of 11 ft., in lieu of the required 20 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner shall comply with the comment 2. submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), dated August 22, 1996 regarding the special exception use which expressly limits the installation of car stereos, security systems, car phones, etc.

LAWRENCE E SCHMITT Zoning Commissioner for

Baltimore County

LES:mmn

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

September 24, 1996

Mr. William Pagan 6804 Holabird Avenue Baltimore, Maryland 21222

RE: Petitions for Special Exception and Variance

Case No. 97-51-XA

Property: 6804 Holabird Avenue

Dear Mr. Pagan:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, with restrictions, in accordance with attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours

Lawrence E. Schmidt Zoning Commissioner

LES:mmn att.

MICROFILMED

Printed with Soybean Ink



# Petition for Special Exception

# to the Zoning Commissioner of Baltimore County

for the property located at 6804 Holabind AVE

which is presently zoned BA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Service Garage

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition
Contract Purchaser/Les	ssee:		Legal Owner(s)
(Type or Print Name)		_	(Type or Print Name)
Signature		_	Signature Signature
Address		_	(Type or Print Name)
City	State Zipcode	ŧ k	Signature . Jacque
Altorney for Petitioner:			16804 Holabiod Ade 410-282-2849 Address Phone No.
(Type or Print Name)		•	State Zipcode  Name, Address and phone number of representative to be contacted.
Signature		- \	GELACIO P. DELA CRUZ P.E.  Name  970 Y Hickory hurst Dr. 252-7078
Address	Phone No		Address Phane No.
City	State Zipcode		ESTIMATED LENGTH OF HEARING Unavailable for Hearing
	April Admi	alette Park	the following dates Next Two Months
	MICROFILMED.		REVIEWED BY: DATE 7-29-96



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

6804 Holabird Avenue

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which is presently zoned

BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.2 and 409.4.A

To allow a front average setback of 30 feet to the street centurline and a building to front property line setback of 5 feet in lieu of the required setbacks of 45 feet and 20 feet respectively and to allow a 2 way travelway width of 11 feet in lieu of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Distance of porch from property line = 5 ft.<10ft. Porch is already Distance of porch from 6/L of road = 30 ft. <45ft. existing Proposed entrance width = 11 ft. <20 ft. - No room for a 20 ft. entrance

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			I/We do solemnly declare and affirm, under the penalties of penury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:			Legal Owner(s):
(Type or Print Name)			WILLIAM PAGAN (Type or Print Nather)  Skantanie
Address			(Type or Print Name)
City	State	Zipcode	Signature
Attorney for Petitioner:			6804 Holabird Avenue (410) 282-2849
(Type or Print Name)			Address Phone No.  Baltimore, Maryland 21222
Signature		<del>,</del>	City State Zipcode Name, Address and phone number of representative: to be contacted.
Address	Phone No.	<del></del>	GELACIO P. DELA CRUZ, P.E.
City	State	Zipcode	Name 102 Hickoryhurst Dr. Balto., Md. 21236 (410)256-7078 Address Phone No.
		John Maria Carrier	ESTIMATED LENGTH OF HEARING  UNIVERSITY  U
Printed with Soybean Ink on Recycled Paper		`\ \ /	ALL OTHER DATE 7-29-16
			114

97-51-XA

# PROPERTY DESCRIPTION 6804 Holabird Avenue Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the north side of Holabird Avenue, said point being N 82° 55' E 80.38 feet from the intersection of the north side of Holabird Avenue and the east side of Monumental Road, running thence and leaving the north side of Holabird Avenue N 04° 10' W 149.52 feet to a point on the south side of a 10-foot alley, thence running along the south side of a 10-foot alley N 85° 50' E 75.00 feet to a point, thence running and leaving the south side of a 10-foot alley S 04° 10' E 144.65 feet to a point on the north side of Holabird Avenue, thence running along the north side of Holabird Avenue S 82° 55' W 75.36 feet to the place of beginning.

CONTAINING 11,030 square feet of 0.025 acres more or less.

Being Lots 25-27 of Block B, FAIRLAWN SUBDIVISION, Plat Book
W.P.C. No. 6-100, Baltimore County, Maryland.

44

Bulletin

CASE NUMBER: 97-51-XA (Item 44)

6804 Holabird Avenue

N/S Holabird Avenue, 80.38' E of Monumental Road

12th Election District - 7th Councilmanic

Legal Owner(s): William Pagan

Special Exception for a service garage.

Variance to allow a front average setback of 30 feet to the street centerline and a building to front property line setback of 5 feet in lieu of the required setbacks of 45 feet and 20 feet respectively and to allow a 2-way travelway width of 11 feet in lieu of the required 20

MICROFILMED feet.

HEARING: THURSDAY, SEPTEMBER 5, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Selacio Dela Cruzz 256-7078

Post by: 8/21/96

### CERTIFICATE OF POSTING

97-51-XA

## ZONING DEPARTMENT OF BALTIMORE COUNTY

### Townen, Maryland

District 12th	- <b>-</b>	Date of Posting. d Variance 9/5/96 Hearing	
Posted for:	Special Exception an	d Variance 9/5/90 Westing	
Petitioner:	William Pagan		. <del></del> -
Location of property:	6304 Helabird	Ave	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			
Location of Signs:	Frank Blay.		
Remarks:	~~~ /		
Posted by W.	hape Plus	Date of return:	. <b></b>
Number of Signs:			

**(£)** 

#### MOTICE OF HEMING

The Zoning Commissioner of Ballintone County, by authority of the Zoning Actient Regulations of Baltimore County will hold a public hearing on the property identified herein in Room-106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Mayland 21204 or Room-118, Old Courthuses, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-51-XA
(Item: 44)
6904 Holabird Avenue
N/S Holabird Avenue, 80.38' E
of Monumental Road
12th Exection District
7th Councilmanic
Legal Owner(s):
William Pagan

Special Exceptions for 9, service garage. Variance: to allow a front average settack of 30 feet to the street center-line and a building to front properly line setback of 5 feet in lieu of the required setbacks of 45 feet and 20 feet respectively and to allow a 2-way travelway width of 11 feet in lieu of the required 20 feet. Hearing: Thursday, September 5, 1996 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County

Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

8/292Aug.22

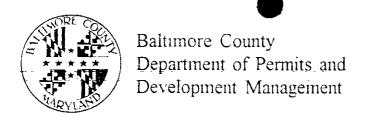
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## CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN.

1. Heynelder

MICROFILM



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NCN-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR  For newspaper advertising:  Item No.: 44 Petitioner:  Location:  PLEASE FORWARD ADVERTISING BILL TO:  NAME: // L,'AM		
Item No.: 44 Petitioner:  Location:  PLEASE FORWARD ADVERTISING BILL TO:  NAME: ///L/,'AM PAGAN  ADDRESS: 680 4 HOLABIRD AUE  BALTIMORE MD 21227		ARNOLD JABLON, DIRECTOR
PLEASE FORWARD ADVERTISING BILL TO:  NAME: //LL,'AM _ PAGAN  ADDRESS: 680 4 HOLABIRD AUE  BALTIMORE MD 21227	For newspaper advertising:	
PLEASE FORWARD ADVERTISING BILL TO:  NAME: //LL,'AM _ PAGAN  ADDRESS: 680 4 HOLABIRD AUE  BALTIMORE MD 21222	Item No.: 44 Petitioner:	
NAME: M/LL, AM - J. PAGAN  ADDRESS: 680 4 HOLABIRD AUE  BALTIMORE MD 21222	Location:	
BALTIMORE MD 21222	PLEASE FORWARD ADVERTISING BILL TO:	GAN
BALTIMORE MD 21222	ADDRESS: 6804 HOLABIR.	D AUE
PHONE NUMBER: 410 - 282 - 2849		
	PHONE NUMBER: 410 - 282 - 2	849

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY

August 22, 1996 Issue - Jeffersonian

Please foward billing to:

William J. Pagan 6804 Holabird Avenue Baltimore, MD 21222 282-2849

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-51-XA (Item 44) 6804 Holabird Avenue N/S Holabird Avenue, 80.38' E of Monumental Road 12th Election District - 7th Councilmanic Legal Owner(s): William Pagan

Special Exception for a service garage.

Variance to allow a front average setback of 30 feet to the street centerline and a building to front property line setback of 5 feet in lieu of the required setbacks of 45 feet and 20 feet respectively and to allow a 2-way travelway width of 11 feet in lieu of the required 20 feet.

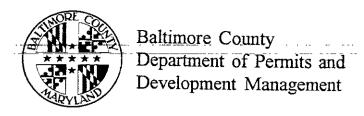
HEARING: THURSDAY, SEPTEMBER 5, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-51-XA (Item 44)
6804 Holabird Avenue
N/S Holabird Avenue, 80.38' E of Monumental Road
12th Election District - 7th Councilmanic
Legal Owner(s): William Pagan

Special Exception for a service garage.

Variance to allow a front average setback of 30 feet to the street centerline and a building to front property line setback of 5 feet in lieu of the required setbacks of 45 feet and 20 feet respectively and to allow a 2-way travelway width of 11 feet in lieu of the required 20 feet.

HEARING: THURSDAY, SEPTEMBER 5, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon'

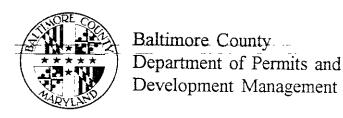
Director

ce: William Pagan

Gelacio P. Dela Cruz, P.E.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
- (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

Mr. William Pagan 6804 Holabird Avenue Baltimore, MD 21222

RE: Item No.: 44

Case No.: 97-51-XA

Petitioner: William Pagan

Dear Mr. Pagan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED

#### COIN OPERATED AMUSEMENT DEVICE APPLICATION

FEE: \$150.00

#### BALTIMORE COUNTY, MARYLAND

each machine

DEPARTMENT OF PERMITS & LICENSES COUNTY OFFICE BUILDING



per year. TOWSON, MARYLAND 21204 APPLICATION DATE 887-3616 LICENSE YEAR MAKE MONEY ORDER OR CHECK PAYABLE TO "BALTIMORE COUNTY, MARYLAND". NAME OF BUSINESS (Where devices will be operated) BUSINESS LOCATION \_\_\_\_ ZIP CODE NAME OF BUSINESS OWNER OR OPERATOR (please type or print) (Where devices will be operated) OWNER OF MACHINES (please type or print) OWNER OF MACHINES' ADDRESS \_\_\_\_ ZIP CODE NAME OF APPLICANT (please type or print)\_\_\_\_\_ Telephone Number Signature of Applicant Applicant's Title # OF DESCRIPTION SERIAL #(\*) DATE INSTALLED Amusement DEVICES OF DEVICE FOR EACH AT THIS Device DEVICE LOCATION License # Fee ISSUANCE OF THIS LICENSE DOES NOT FREE THE LICENSEE FROM COMPLYING WITH THE GAMBLING LAWS AND ANY OTHER LAWS AND REGULATIONS (\* Serial numbers must be included; either the manufacturer's # or an owner assigned #.) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* BELOW LINE IS FOR OFFICE USE ONLY \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* ZONING APPROVAL: DATE: TYPE OF ZONING/ MAXIMUM # DEVICES: Date Paid: \_\_\_\_ Cash Receipt #\_\_\_\_ Total Fee: \_\_\_\_ Date Issued: \_\_\_\_ Reference #\_\_\_\_ Data Entered \_\_\_\_ Initials \_\_\_\_ P&L:ADL1/92

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon,	Director, PDM	DATE:	August 22, 199
FROM: Arnold F. "Po	at" Keller, III, Director, OP		
SUBJECT: 6804 Holal	bird Avenue		
INFORMATION:			
Item Number:	44		
Petitioner:	William Pagan		
Property Size:			
Zoning:	B.L.		*
Requested Action:			
Hearing Date:			
STREET OF THEOLOGIC			

#### SUMMARY OF RECOMMENDATIONS:

The special exception use should be expressly limited to the installation of car stereos, security systems, car phones, etc.

The plan accompanying this request does not indicate any parking spaces for the service garage. The parking spaces required for the service garage should be identified and shown on the plan.

Prepared by:

Division Chief:

AFK/JL/lw

BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: August 16, 1996

Department of Permits & Development

Management

FROM:

Robert W. Bowling, Chief

Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting

for August 19, 1996 Item Number 044

The Development Plans Review Division has reviewed the subject zoning item.

Holabird Avenue is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

Adequate on-site maneuvering area shall be provided.

A Schematic Landscape Plan must be submitted for review prior to the Special Exception Hearing.

RWB:HJO:jrb

cc: File

## BALTIMORE COUNTY, MARYLAND

## DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

#### INTER-OFFICE CORRESPONDENCE

DATE: (lug. 13, 1996

TO:

PDM

FROM:

R. Bruce Seeley

Permits and Development Review

**DEPRM** 

SUBJECT:

Zoning Advisory Committee,

Meeting Date: (lep/2, 7)

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

> 48 49 50

52

53 54

RBS:sp

BRUCE2/DEPRM/TXTSBP

1 4 2 3

#### Baltimore County Government Fire Department



700 East Joppa Road Towson, MD 21286-5500 Office of the Fire Marshal (410) 887-4880

DATE: 08/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: WILLIAM PAGAN

Location: N/S HOLABIRD AVE.80.38' E OF MONUMENTAL RD. (6804 HOLABIRD AVE.)

Item No.: 044

Zoning Agenda: SPECIAL EXCEPTION/VARIANCE

#### Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



	RE: PETITION FOR SPECI	AL E	XCEPTION		* -	 BEFORE	THE	-
-	PETITION FOR VARIA	NCE				 		
	6804 Holabird Avenue, N	I/S H	olabird	Ave.,	*	ZONING	COMMI	SSIONER
	80.38' E of Monumental	Road						
	12th Election District,	7th	Council	manic	*	OF BAL	TIMORE	COUNTY
	William Pagan				*	CASE N	0. 97-	51-XA
	Petitioner							
	+	*	*	*	*	•	-	*

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204 (410) 887-2188

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Gelack DelaCruz, P.E., 9502 Hickoryhurst Drive, Baltimore, MD 21236, representative for Petitioner.

PETER MAX ZIMMERMAN



# Baltimore County Government Department of Permits and Development Management





111 West Chesapeake Ave. Towson, Md. 21204

(410) 887-3321

May 28, 1996

Mr. William J. Pagan 6804 Holabird Avenue Baltimore, Maryland 21222

> RE: Pagan Electronics, Inc. 6804 Holabird Avenue DRC Number 05206A, Dist. 12C7

Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on May 20, 1996 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (a) (7).

need the second

Mr. William J. Pagan Pagan Electronics, Inc. May 28, 1996 Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a permit with the Permits and Licenses Section.

Please be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set for above. It is this 23rd day of May, 1996, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon

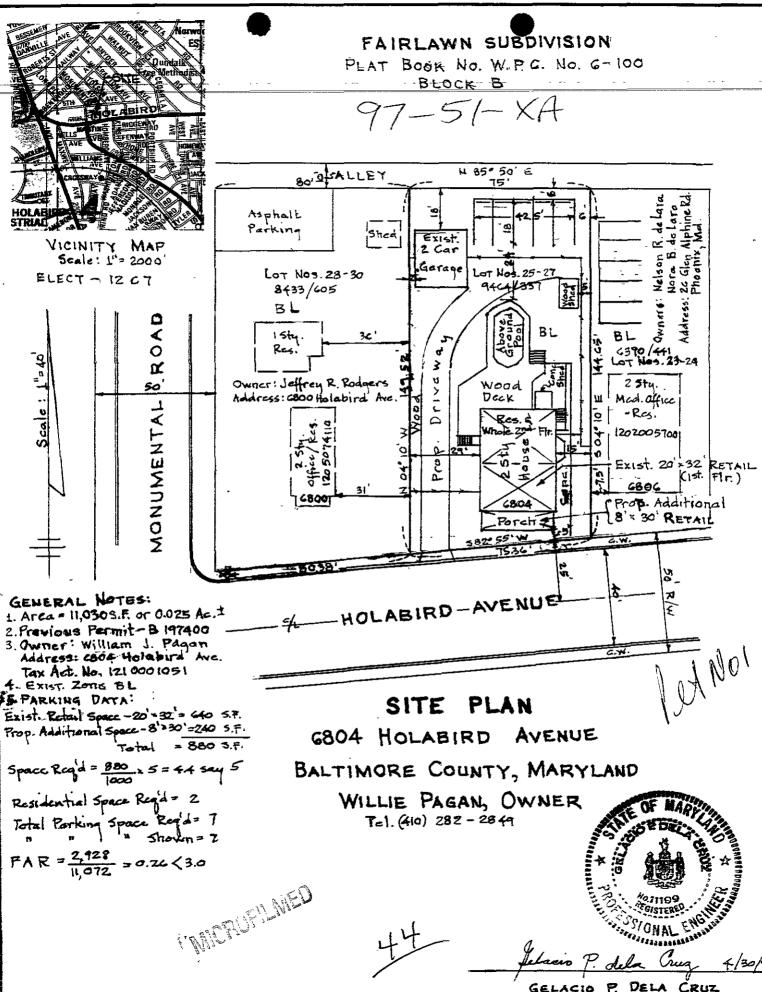
and John

Director

AJ:DTR:jw

c: Bruce Seeley Carol Brown File

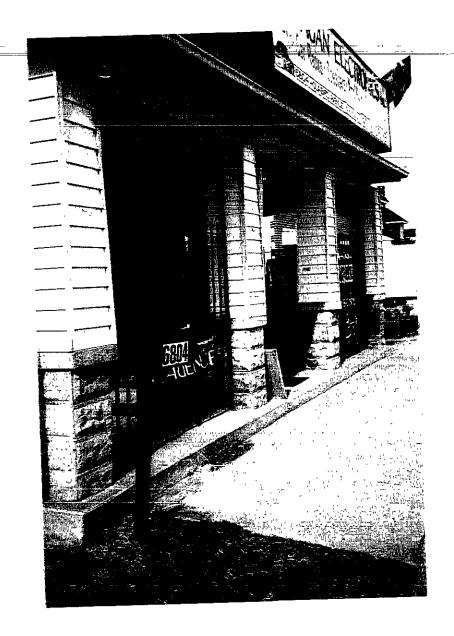


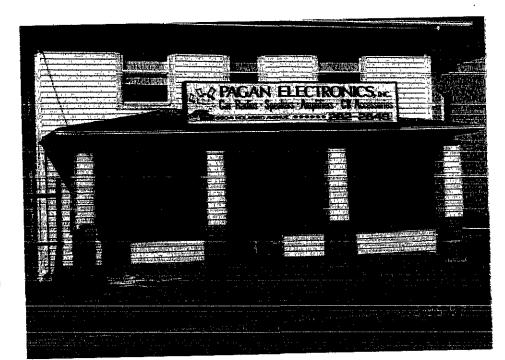


REG. PROFESSIONAL ENGINEER No. 11199



97-3-4A





MICROFILNED

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Variance for the property located at 6804 Holabird Avenue in the Dundalk section of Baltimore County. The Petitions are filed by William Pagan, property owner. Special Exception relief is requested to permit a service garage in a B.L. zone. Variance relief is requested from Sections 303.2 and 409.4A of the Baltimore County Zoning Regulations (BCZR) to allow a front average setback of 30 ft. to a street centerline and a building to front property line setback of 5 ft., in lieu of the required setbacks of 45 ft. and 20 ft, respectively. Also requested is variance relief to allow a 2-way travelway width of 11 ft., in lieu of the required 20 ft. All of the requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Exception and Variance.

Appearing at the public hearing held for this case was the Petitioner, William Pagan. Also present was Gelacio P. DelaCruz, the engineer who prepared the site plan. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject site is approximately .025 acres, zoned B.L. The property is located on Holabird Avenue, not far from that road's intersection with Monumental Road near the Fairlawn subdivision in Dundalk. Presently, the site is improved

hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the

GREACIN F. DELA CROZ P.F.

with an existing two story structure. Also located on the property is an attached two car garage, a wooden deck and an above ground pool.

It was indicated that part of the first floor of the structure and all of the second floor is utilized for residential purposes. However, Mr. Pagan and his wife also conduct a business from the site within part of the first floor of the dwelling. As shown in a photograph submitted at the hearing, the business known as Pagan Electronics, Inc., is operated from The Petitioner indicated that he had been in business at this location since 1992. The nature of the business is to sell, and in limited cases, install electronic equipment in motor vehicles. This includes car radios, speaker, amplifiers, CB accessories and similar such items.

Special exception relief is requested because under the definition of service in Section 101 of the BCZR, the sale and installation of equipment in motor vehicles is included. Thus, although this is not the traditional service garage in the sense that the business does not perform repairs or engine work, special exception relief is nonetheless necessary.

Variance relief is required because of the proposed improvements to the property. As shown on the photograph, the front portion of the structure presently contains an open porch. The Petitioner anticipates closing this porch. Thus, although the building will be no closer to the street, the requisite relief is necessary. Moreover, variance relief for the proposed driveway, leading to the rear of the site, is requested.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the zoning relief requested. It is clear that the proposed use, in the context of what actually occurs on the property, will not detrimentally affect the health, safety or general welfare of the locale. The grant of the variance is also appropriate. In my judgment, I find that the Petitioner has satisfied the requirements of Section 307 of the BCZR and the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore Counday of September that, pursuant to the Petition for Special Exception, approval for a service garage in a B.L. zone, be and is hereby

IT IS FURTHER ORDERED that variance relief from Sections 303.2 and 409.4A of the Baltimore County Zoning Regulations (BCZR) to allow a front average setback of 30 ft. to a street centerline and a building to front property line setback of 5 ft., in lieu of the required setbacks of 45 ft. and 20 ft, respectively, be and is hereby GRANTED: and,

IT IS FURTHER ORDERFD that a variance to allow a 2 way travelway width of 11 ft., in lieu of the required 20 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

> 1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason. this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original

2. The Petitioner shall comply with the comment submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), dated August 22, 1996 regarding the special exception use which expressly limits the installation of car stereos, security systems, car phones, etc. /

Zoning Commissioner for

Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 6804 Holabird Avenue

which is presently zoned BL This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.2 and 409.4.A To allow a front average setback of 30 feet to the street centarline and a building to front property line setback of 5 feet in lieu of the required setbacks of 45 feet and 20 feet respectively and to allow a 2 way travelway width of 11 feet in lieu of the required 20 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or Distance of porch from property line = 5 ft.<10ft.) [Porch is already Distance of porch from 6/L of road = 30 ft. < 45ft. \ existing

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Proposed entrance width = 11 ft. < 20 ft. - No room for a 20 ft. entrance

_			the following detas Hext Two Months
		print administra	ESTIMATED LENGTH OF HEARING UNEVAILABLE for Hearing
City	State	Zipcode	Address Phone No.
Address	Phone No		N97502 Hickoryhurst Dr. Balto., Md. 21236 (410)256-7078
			GELACIO P. DELA CRUZ, P.E.
Signature			City State Zipcoce Name, Address and phone number of representative to be contacted.
			Baltimore, Maryland 21222
(Type or Print Name)		·	Address Phone No.
Attorney for Petitioner:			6804 Holabird Avenue (410) 282-284
,	State	∠1pcode	Signature
City	State	Zipcode	
Address			(Type or Print Name)
Signature			Signande
			William J. Kagan
(Type or Print Name)			WILLIAM PAGAN (Type or Print Name)
Contract Purchaser/Lessee:			Legal Owner(s):
			!/We do solemnly declare and affirm, under the penalties of penjury, that t/we are the legal owner(s) of the property which is the subject of this Petition.

97-51-XA

PROPERTY DESCRIPTION 6804 Holabird Avenue Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the north side of Holabird Avenue, said point being N 82° 55' E 80.38 feet from the intersection of the north side of Holabird Avenue and the east side of Monumental Road, running thence and leaving the north side of Holabird Avenue N 04° 10' W 149.52 feet to a point on the south side of a 10-foot alley, thence running along the south side of a 10-foot alley N  $85^{\circ}$  50' E 75.00 feet to a point, thence running and leaving the south side of a 10-foot alley S  $04^{\circ}$  10' E 144.65 feet to a point on the north side of Holabird Avenue, thence running along the north side of Holabird Avenue S 82 $^{\circ}$  55' W 75.36 feet to the place of beginning.

CONTAINING 11,030 square feet or 0.025 acres more or less. Being Lots 25-27 of Block B. FAIRLAWN SUBDIVISION, Plat Book W.P.C. No. 6-100, Baltimore County, Maryland.

Baltimore County Government Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

September 24, 1996

Mr. William Pagan 6804 Holabird Avenue Baltimore, Maryland 21222

> RE: Petitions for Special Exception and Variance Case No. 97-51-XA Property: 6804 Holabird Avenue

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, with restrictions, in accordance with attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours, Lawrence E. Schmid Zoning Commissioner

LES:mmn

12th Election District - 7th Councilmanic

CASE NUMBER: 97-51-XA (Item 44) Post by: 8/21/96 6804 Holabird Avenue N/S Holabird Avenue, 80.38' E of Monumental Road

Legal Owner(s): William Pagan Special Exception for a service garage. Variance to allow a front average setback of 30 feet to the street centerline and a building to front property line setback of 5 feet in lieu of the required setbacks of 45 feet and 20 feet respectively and to allow a 2-way travelway width of 11 feet in lieu of the required 20

97-51-XA

12th		
District 12th	Date of Posting	
Posted for:	Dete of Posting  Special Exception and Variance 9/5/96 Hearing	*
Petitioner:	William Pagan	
Location of property:	6204 Hilabird Aus.	
Location of Signs:	Fail Blog.	·
lemarks:		

Petition for Special Exception to the Zoning Commissioner of Baltimore County for the property located at 6804 Holabind Ave
which is presently zoned B4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached

herein described property for a Senvice Ganage

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

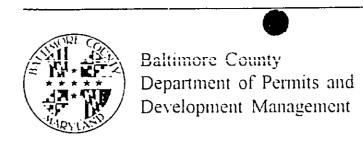
NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room-108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows: Maryland 21204 as follows:

Case: #97-51-XA
(Item 44)
6804 Holabird Avenue
N/S Holabird Avenue, 80.38 E
of Monumental Road
12th Election District
7th Councilmanic
Legal Owner(s):
William Pagan
Special Exception: for a
service garage. Variance: to
allow a front average setback
of 30 feet to the street centerline and a building to front
properly line setback of 5 feet
in lieu of the required setbacks
of 45 feet and 20 feet respectively and to allow a 2-way
travelway width of 11 feet in
lieu of the required 20 feet.
Hearing: Thursday, September
5, 1996 at 2:00 p.m. in Rm.
118. Old Courthouse. LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County NOTES: (1) Hearings are Handicapped Accessible: for special accommodations Please Call 887-3353 (2) For information concern-ing the File and/or Hearing, Please Call 887-3391.

# CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive weeks, the first publication appearing on Ma 17, 19 16

THE JEFFERSONIAN.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

## PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

		ARN	OLD JABLON, DIRECTOR	[
For newspaper	advertising:			<b></b> _
Item No.: 4	Petitioner:			
Location:				
	ADVERTISING BILL	_ ' '	w	
ADDRESS: 68	804 HOLA	BiRD	AUE:	
B	Llimore	MD	21222	
PHONE NUMBER:	410-28			<u> </u>

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenne in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-51-XA (Item 44) 6804 Holabird Avenue N/S Holabird Avenue, 80.38' E of Monumental Road 12th Election District - 7th Councilmanic Legal Owner(s): William Pagan

TO: PUTUXENT PUBLISHING COMPANY

Please foward billing to:

William J. Pagan 6804 Holabird Avenue Baltimore, MD 21222

August 22, 1996 Issue - Jeffersonian

Special Exception for a service garage. Variance to allow a front average setback of 30 feet to the street centerline and a building to front property line setback of 5 feet in lieu of the required setbacks of 45 feet and 20 feet respectively and to allow a 2-way travelway width of 11 feet in lieu of the required 20 feet.

HEARING: THURSDAY, SEPTEMBER 5, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Department of Permits and

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

### NOTICE OF HEARING

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CASE NUMBER: 97-51-XA (Item 44) 6804 Holabird Avenue N/S Holabird Avenue, 80.38' E of Monumental Road 12th Election District - 7th Councilmanic

Special Exception for a service garage. Variance to allow a front average setback of 30 feet to the street centerline and a building to front property line setback of 5 feet in lieu of the required setbacks of 45 feet and 20 feet respectively and to allow a 2-way travelway width of 11 feet in lieu of the required 20 feet.

HEARING: THURSDAY, SEPTEMBER 5, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

cc: William Pagan Gelacio P. Dela Cruz, P.E.

Legal Owner(s): William Pagan

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

August 29, 1996

Mr. William Pagan 6804 Holabird Avenue Baltimore, MD 21222

RE: Item No.: 44 Case No.: 97-51-XA Petitioner: William Pagan

Dear Mr. Pagan:

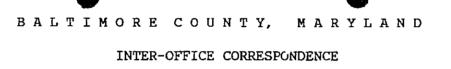
The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

TREATION A A CO

Attachment(s)



DATE: August 22, 1996

TO: Arnold Jablon, Director, PDM FROM: Arnold F. "Pat" Keller, III, Director, OP

> SUBJECT: 6804 Holabird Avenue INFORMATION

Item Number: Petitioner:

Property Size: Zoning: Requested Action:

Hearing Date:

# SUMMARY OF RECOMMENDATIONS:

The special exception use should be expressly limited to the installation of car stereos, security systems, car phones, etc.

The plan accompanying this request does not indicate any parking spaces for the service garage. The parking spaces required for the service garage should be identified and shown on the plan.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Arnold Jablon, Director Date: August 16, 1996 Department of Permits & Development

Management Robert W. Bowling, Chief Development Plans Review Division SUBJECT: Zoning Advisory Committee Meeting for August 19, 1996

Item Number 044

The Development Plans Review Division has reviewed the subject

Holabird Avenue is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

Adequate on-site maneuvering area shall be provided. A Schematic Landscape Plan must be submitted for review prior to the Special Exception Hearing.

RWB:HJO:jrb cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

R. Bruce Seeley Permits and Development Review

SUBJECT: Zoning Advisory Committee Meeting Date: Que 12, 75

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

BRUCE2/DEPRM/TXTSBP

Printed with Soybean Ink

Baltimore County Government Fire Department

700 East Joppa Road Towson, MD 21286-5500

Office of the Fire Marshal (410) 887-4880

DATE: 08/14/96

Arnold Jablon Director Zoning Administration and

Development Management Baltimore County Office Building Towson, MD 21204

MAIL STOP-1105 RE: Property Owner: WILLIAM PAGAN

Location:N/S HOLABIRD AVE.80.38' E OF MONUMENTAL RD.(6804 HOLABIRD AVE.)

Zoning Agenda: SPECIAL EXCEPTION/VARIANCE Item No.: 044

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office. PHONE 887-4881, MS-1102F

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE PETITION FOR VARIANCE 6804 Holabird Avenue, N/S Holabird Ave., \* ZONING COMMISSIONER 80.38' E of Monumental Road 12th Election District, 7th Councilmanic \* OF BALTIMORE COUNTY William Pagan

CASE NO. 97-51-XA \* \* \* \* \* \* \* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Peta May Connen People's Counsel for Baltimore County

Lewes Demilio CAROLE S. DEMILIO Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204 (410) 887-2188

I HEREBY CERTIFY that on this 39 day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Gelack DelaCruz, P.E., 9502 Hickoryhurst Drive, Baltimore, MD 21236, representative for Petitioner.

Baltimore County Government Department of Permits and Development Management

111 West Chesapeake Ave. Towson, Md. 21204

(410) 887-3321

May 28, 1996

Mr. William J. Pagan 6804 Holabird Avenue Baltimore, Maryland 21222

> RE: Pagan Electronics, Inc. 6804 Holabird Avenue DRC Number 05206A, Dist. 12C7

Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on May 20, 1996 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (a) (7).

Mr. William J. Pagan Pagan Electronics, Inc. May 28, 1996

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a permit with the Permits and Licenses

Please be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set for above. It is this 23rd day of May, 1996, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Arnold Jablon Director

AJ:DTR:jw

c: Bruce Seeley Carol Brown File

